



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: JUNE 26, 2006

UL 5.
ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-06-14/PARCEL MAP PM-06-142
2463 ELDEN AVENUE

DATE: JUNE 15, 2006

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER 714.754.5136

DESCRIPTION

The applicant is proposing to construct a 4-unit, 2-story, small lot residential common interest development with a parcel map to accommodate the project.

APPLICANT

Home Plate Development LLC is the property owner and applicant for this project.

RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions.



WENDY SHIH
Associate Planner



R. MICHAEL ROBINSON, AICP
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 2463 Elden Avenue Application: PA-06-14/PM-06-142

Request: Design review to construct a 4-unit, 2-story, small lot residential common interest development with a minor modification to allow a 16 ft. front setback for an open parking space, and a parcel map to facilitate the project.

SUBJECT PROPERTY:

Zone: R2-MD
 General Plan: Medium Density Residential
 Lot Dimensions: 72 ft. x 300 ft.
 Lot Area: 21,600 sq.ft.
 Existing Development: 4 apartment units.

SURROUNDING PROPERTY:

North: Surrounding properties
 South: are all R2-MD
 East: zoned and developed.
 West: C1 - Commercial

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
Lot Size:		
Lot Width (Development Lot)	100 ft.	72 ft. ¹
Lot Area (Development Lot)	12,000 sq. ft.	21,600 sq.ft.
Individual Lot Area	3,000 sq.ft min./3,500 sq.ft. avg.	3,943 sq.ft. min/4,149 sq.ft. avg.
Density:		
Zone/General Plan	1 du/3,630 sq. ft.	1 du/5,400 sq. ft.
Building Coverage (Development Lot):		
Buildings	N/A	28% (6,163 sq.ft.)
Paving	N/A	30% (6,414 sq.ft.)
Open Space	40% (8,640 sq. ft.)	42% (9,023 sq.ft.)
TOTAL	100%	100% (21,600 sq.ft.)
Private Open Space (Individual Lots):	Min.40% (15 ft. min./400 sq.ft.)	41% min. (18 ft. min./412 – 547 sq.ft.)
Common Lot:	10 ft. min. street setback landscape	10 ft. street setback landscape
Building Height:	2 stories/27 ft.	2 stories/25 ft.
Ratio of 2 nd floor to first floor ²	80%	Plan 1a and 1a Reverse 83% (1,218 sq.ft./1,464 sq.ft.) Plan 1b 85% (1,242 sq.ft./1,464 sq.ft.) Plan 2 80% (1,415 sq.ft./1,770 sq.ft.)
Setbacks (Development Lot):		
Front	20 ft.	16 ft. ³
Side	5 ft./5 ft.	6 ft./6 ft.
Second Floor Interior Sides (left/right) ²	10 ft. average	8 ft./31 ft. avg.; 14 ft./23 ft. avg. for Lot 4
Rear (1 st floor/2 nd floor)	10 ft./20 ft.	18 ft./20 ft.
Separation between units:	10 ft.	14 ft. min.
Parking:		
Covered	8	8
Open	8	8
TOTAL	16 spaces	16 Spaces
Driveway Width:	16 ft.	16 ft.
Landscape Pkwy's for Common Driveway	10 ft. combined; 5 ft. min. in front of house; 3 ft. min. on one side	Approx. 12 ft. combined; 6 ft. min. in front of house; 3 ft. min. on one side
CEQA Status	<u>Exempt, Class 32</u>	
Final Action	<u>Planning Commission</u>	

- 1 Existing nonconforming.
 2 Residential Design Guidelines.
 3 Minor modification MM-06-14 to allow 4 ft. encroachment into required 20 ft. front setback for an open parking space on Lot 1.

BACKGROUND/PROJECT DESCRIPTION

The subject site consists of two lots zoned R2-MD (Multiple-Family Residential, Medium Density) with a General Plan designation of Medium Density Residential. The applicant proposes to demolish the existing 4-unit apartment complex and construct a 4-unit, two-story, small lot residential common interest development. The applicant is also processing a parcel map to facilitate the project.

ANALYSIS

Design Review

Residential developments of three or more units are subject to a design review, which requires Planning Commission consideration. This allows review of the structures' scale, site planning, landscaping, appearance, and any other applicable features relative to a compatible and attractive development.

The exterior elevations of the proposed homes will consist of stucco finish, horizontal and vertical wood sidings, belly bands, window trims, stone or brick veneers, and asphalt shingle roofing.

To minimize second story mass, the City's residential design guidelines recommend that the second floor not exceed 80% of the first floor area and the second story be set back an average of 10 feet from the development lot's interior side property lines. The proposed second floors are 83% and 85% of the first floor area for Lots 1, 2 and 3. These lots also have an 8-foot second floor left side setback to the development lot's property line. However, variable rooflines, architectural projections, window treatments, multiple building planes, and other features, provide architectural interest and visual relief. Lot 4 complies with all of the residential design guidelines.

The homes will be 25 feet high (maximum 27 feet allowed) and each lot will exceed the minimum 40% private open space required by Code. The project will meet or exceed applicable development standards.

Staff has conducted a field inspection and is of the opinion that the proposed development would not negatively impact the surrounding properties or aesthetics of the neighborhood. There are many 2-story residences in the area so it would not appear out of place or obtrusive. Staff is concerned about potential privacy impacts due to the placement of some of the second story windows that face existing two-story residences on the adjoining property to the south (left). A condition is included requiring a window placement study demonstrating that direct line-of-sight into windows on adjacent neighboring properties are minimized prior to building permit issuance.

The applicant also requests a minor modification to encroach 4 feet into the required 20-foot front setback for an open parking space on Lot 1. The parking space will be located behind a 6-foot high decorative block wall and will not be visible from off-site. It is staff's opinion that approval of the minor modification would not negatively impact the neighborhood.

Parcel Map

The map consists of 4 dwelling unit lots. The lots range from 3,943 square feet to 4,552 square feet with an overall average of 4,143 square feet. The lots exceed the minimum lot area of 3,000 square feet and average lot area of 3,500 square feet required by Code. A common lot (Lot A) for common driveway and landscaping is also included. The map is consistent with the R2-MD zone, the General Plan, the common interest development standards, and the State Subdivision Map Act.

GENERAL PLAN CONFORMITY

The property has a general plan designation of Medium Density Residential. Under this designation a maximum of 5 units are allowed on the site and 4 units are proposed. As a result, the use and density conforms to the City's General Plan.

ALTERNATIVES

1. If the application is approved, it would allow subdivision of the site and construction of the proposed 4-unit residential development.
2. If the application is denied, the property could not be subdivided or built as proposed. The applicant could not submit substantially the same type of design for six months.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act under Section 15332 for In-Fill Development Projects.

CONCLUSION

The R2-MD zone of the property would allow a maximum of 5 dwelling units. The applicant proposes a 4-unit project that satisfies the City's residential development standards and the intent of the design guidelines. It is staff's opinion that the proposed development is compatible with the neighborhood.

Attachments: Draft Planning Commission Resolution
 Exhibit "A" - Draft Findings
 Exhibit "B" - Draft Conditions of Approval
 Applicant's Project Description and Justification
 Zoning/Location Map
 Plans

cc: Deputy City Mgr.-Dev. Svs. Director
 Sr. Deputy City Attorney
 City Engineer
 Fire Protection Analyst
 Staff (4)
 File (2)

4

Tim DeCinces
Home Plate Development LLC
711 W. 17th St., B-12
Costa Mesa, CA 92627

File: 062606PA0614PM06142	Date: 061406	Time: 1:30 p.m.
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RESOLUTION NO. PC-06-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING PLANNING
APPLICATION PA-06-14 AND PARCEL MAP PM-06-142**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY
RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by owner of property, Home Plate Development LLC, with respect to the real property located at 2463 Elden Avenue, requesting approval of a design review to construct a 4-unit, 2-story, small lot residential common interest development with a minor modification to allow a 16-foot front setback (20 feet required) for an open parking space, and a parcel map to accommodate the project in the R2-MD zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on June 26, 2006.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** Planning Application PA-06-14 and Parcel Map PM-06-142 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-06-14 and Parcel Map PM-06-142 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 26th day of June, 2006.

Bill Perkins, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, R. Michael Robinson, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on June 26, 2006, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"**FINDINGS**

- A. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(14)(a) in that the proposed development is substantially compatible and harmonious with existing and/or anticipated development on surrounding properties. This includes site planning, landscaping, appearances, scale of structures, location of windows, and any other applicable features relative to a compatible and attractive development. Specifically, the project is consistent with the City's General Plan and Zoning Code, and the City's Residential Design Guidelines. The project is of a character and scale compatible with the neighborhood. The buildings incorporate multiple building planes and offsets, and elevations with stepping forms both horizontally and vertically to provide architectural interest. The second story windows will be required to be placed so that privacy impacts on adjoining properties are minimized. Approval of the planning application will provide additional home ownership opportunities in the City.
- B. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (e) because:
- a. The proposed development and use is compatible and harmonious with uses both on site as well as those on surrounding properties.
 - b. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
 - c. The project is consistent with the General Plan since the property has a general plan designation of Medium Density Residential. Under this designation a maximum of 5 units are allowed on the site and 4 units are proposed.
 - d. The planning application is for a project-specific case and does not establish a precedent for future development.
 - e. The cumulative effect of all planning applications has been considered.
- C. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (g)(6) because the minor modification for a 4-foot encroachment into the required 20-foot front setback for an open parking space will not be materially detrimental to the health, safety and general welfare of persons residing or working within the immediate vicinity of the project or to property and improvements within the neighborhood. Specifically, the open parking space will be located behind a 6-foot high decorative block wall so that it will not be visible from off-site.
- D. The creation of the subdivision and related improvements is consistent with the General Plan and Zoning Code.
- E. The proposed use and density of the subdivision is compatible with the General Plan, which allows a maximum of 5 units (4 units proposed).

- F. The subject property is physically suitable to accommodate Parcel Map PM-06-142 in terms of type, design and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the City's Zoning Code and General Plan.
- G. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by Government Code Section 66473.1.
- H. The subdivision and development of the property will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the tract.
- I. The discharge of sewage from this subdivision into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code).
- J. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures, and has been found to be exempt from CEQA under Section 15332 for In-Fill Developments.
- K. The project, as conditioned, is consistent with Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code in that the development project's traffic impacts will be mitigated by the payment of traffic impact fees.
- L. The rear building of this development is at an excessive distance from the street, but the plan does not lend itself to fire apparatus access or placement of an on-site fire hydrant. Problems associated with the depth of buildings on the property can be somewhat reduced by installation of residential fire sprinkler system for the two rear buildings.

EXHIBIT "B"**CONDITIONS OF APPROVAL**

- Plng.
1. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
 2. Prior to issuance of building permits, applicant shall contact the US Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
 3. The final map shall show easements or other provisions for the placement of centralized mail delivery units, if applicable. Specific locations for such units shall be to the satisfaction of the Planning Division, Engineering Division, and the US Postal Service.
 4. The subject property's ultimate finished grade level may not be filled/raised in excess of 30" above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable onsite stormwater flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public stormwater facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.
 5. To avoid an alley-like appearance, the driveways shall be developed without a center concrete swale. Design shall be approved by the Planning Division.
 6. Second floor windows shall be designed and placed to minimize direct lines-of-sight into windows on adjacent neighboring properties, and to minimize visibility into abutting residential side and rear yards. Every effort shall be made to maintain the privacy of abutting property owners. Prior to issuance of a building permit, applicant shall provide a window placement study demonstrating compliance with this condition.
 7. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
 8. The site plan submitted with initial working drawings shall contain a notation specifying the project is a 4-unit, small lot, common interest development.
 9. The applicant shall contact Comcast (cable television) at 200 Paularino, Costa Mesa, (888.255.5789) prior to issuance of building permits to arrange for pre-wiring for future cable communication service.

10. The conditions of approval and summary of code requirements and special district requirements of Planning Application PA-06-14/PM-06-142 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
11. The applicant shall contact the Planning Division to arrange for an inspection of the site prior to the release of utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
12. Show method of screening for all ground-mounted equipment (backflow prevention devices, Fire Department connections, electrical transformers, etc.). Ground-mounted equipment shall not be located in any landscaped setback visible from the street, except when required by applicable uniform codes, and shall be screened from view, under the direction of Planning staff.
13. Six ft. high block walls shall be provided along the street frontage and on all interior lot lines. New block walls shall be decorative block, subject to approval by the Planning Division. The wall(s) shall have a finished quality on both sides. Where walls on adjacent properties already exist, the applicant shall work with the adjacent property owner(s) to prevent side-by-side walls with gaps in between them. Block walls visible from the street shall be decorative block and set back from adjacent sidewalks to provide a landscape planter area, subject to approval by the Planning Division.
14. Decorative paving shall be provided at the driveway entry area. This condition shall be completed under the direction of Planning Division.
15. Homeowners Association CC&Rs shall include a requirement that residents park in garages.
16. Grading, materials delivery, equipment operation, and other noise-generating construction-related activity shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Friday, and 8 a.m. to 6 p.m. Saturday. Construction is prohibited on Sundays and federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.
17. Applicant shall provide proof of establishment of a homeowner's association prior to release of any utilities.
18. The site plan submitted with initial working drawings shall contain a notation specifying the ultimate interior property lines.
19. All backflow prevention devices, transformers, and other utility equipment shall be placed behind the 20-foot setback line, and shall be screened from view in a manner approved by the Planning Division.
20. Provide residential fire sprinklers in all homes.

Fire

PLANNING DIVISION - CITY OF COSTA MESA
DESCRIPTION/JUSTIFICATION

Application #: 2463 Elden Ave
Address:

Environmental Determination:

1. Fully describe your request:

Design Review Approval of a 4-unit common interest development.

This project is consistent with other approved and completed projects in the city and requires no variances or other special considerations.

2. Justification

A. For a Conditional Use Permit or Minor Conditional Use Permit: Describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties in the same area.

B. For a Variance or Administrative Adjustment: Describe the property's special circumstances, including size, shape, topography, location or surroundings that deprive the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification due to strict application of the Zoning Code.

3. This project is: (check where appropriate)

☐ In a flood zone.

☐ Subject to future street widening.

☐ In the Redevelopment Area.

☐ In a Specific Plan Area.

4. I have reviewed the HAZARDOUS WASTE AND SUBSTANCES SITES LIST published by the office of Planning and Research and reproduced on the rear of this page and have determined that the project:

☒ Is not included in the publication indicated above.

☐ Is included in the publication indicated above.

Signature

Date

Justification for 4-unit Common Interest Development at 2463 Elden Ave

Tentative Tract Map Approval
Design Review

This project meets all of the necessary design requirements and codes set forth by the City of Costa Mesa. It well exceeds the open space requirement both for the common lot and the individual lots. This project also requires no variances or other special circumstances of any kind. A similar project was already approved at 2441 Elden Ave with a variance and many other projects have been completed within the city in similar fashion.

Further, the new home product in this location will be a dramatic improvement from the dilapidated 5 rental units that are on site existing. Going from 5 down to 4 units also lowers the density in the area.

CITY OF COSTA MESA PLANNING APPLICATION
PROJECT DESCRIPTION AND JUSTIFICATION

1. Project Address: 2463 Elden Ave
2. Fully describe your request: Tentative Parcel Map Approval
of a 4-Unit Common Interest Development
3. Justification:
 - A. For a Conditional Use Permit or Minor Conditional Use Permit: On a separate sheet, describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties in the same area.
 - B. For a variance or Administrative Adjustment: On a separate sheet, describe the property's special circumstances, including size, shape, topography, location or surroundings that deprive the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification due to strict application of the Zoning Code.
4. This project is: (check where appropriate)

<input type="checkbox"/> In a flood zone.	<input type="checkbox"/> In the Redevelopment Area.
<input type="checkbox"/> Subject to future street widening.	<input type="checkbox"/> In a Specific Plan Area.
<input type="checkbox"/> Includes a drive-through facility. (Special notice requirements, pursuant to GC Section 65091 (d))	
5. I have reviewed the HAZARDOUS WASTE AND SUBSTANCES SITES LIST reproduced on the rear of this page and have determined the project:
☒ Is not included in the publication indicated above.
☐ Is included in the publication indicated above.

Signature

Date

3/3/6

Justification for 4-unit Common Interest Development at 2463 Elden Ave

Tentative Tract Map Approval
Design Review

This project meets all of the necessary design requirements and codes set forth by the City of Costa Mesa. It well exceeds the open space requirement both for the common lot and the individual lots. This project also requires no variances or other special circumstances of any kind. A similar project was already approved at 2441 Elden Ave with a variance and many other projects have been completed within the city in similar fashion.

Further, the new home product in this location will be a dramatic improvement from the dilapidated 5 rental units that are on site existing. Going from 5 down to 4 units also lowers the density in the area.

ZONING/LOCATION MAP

2463 Elden Avenue

Legend

Identified Features

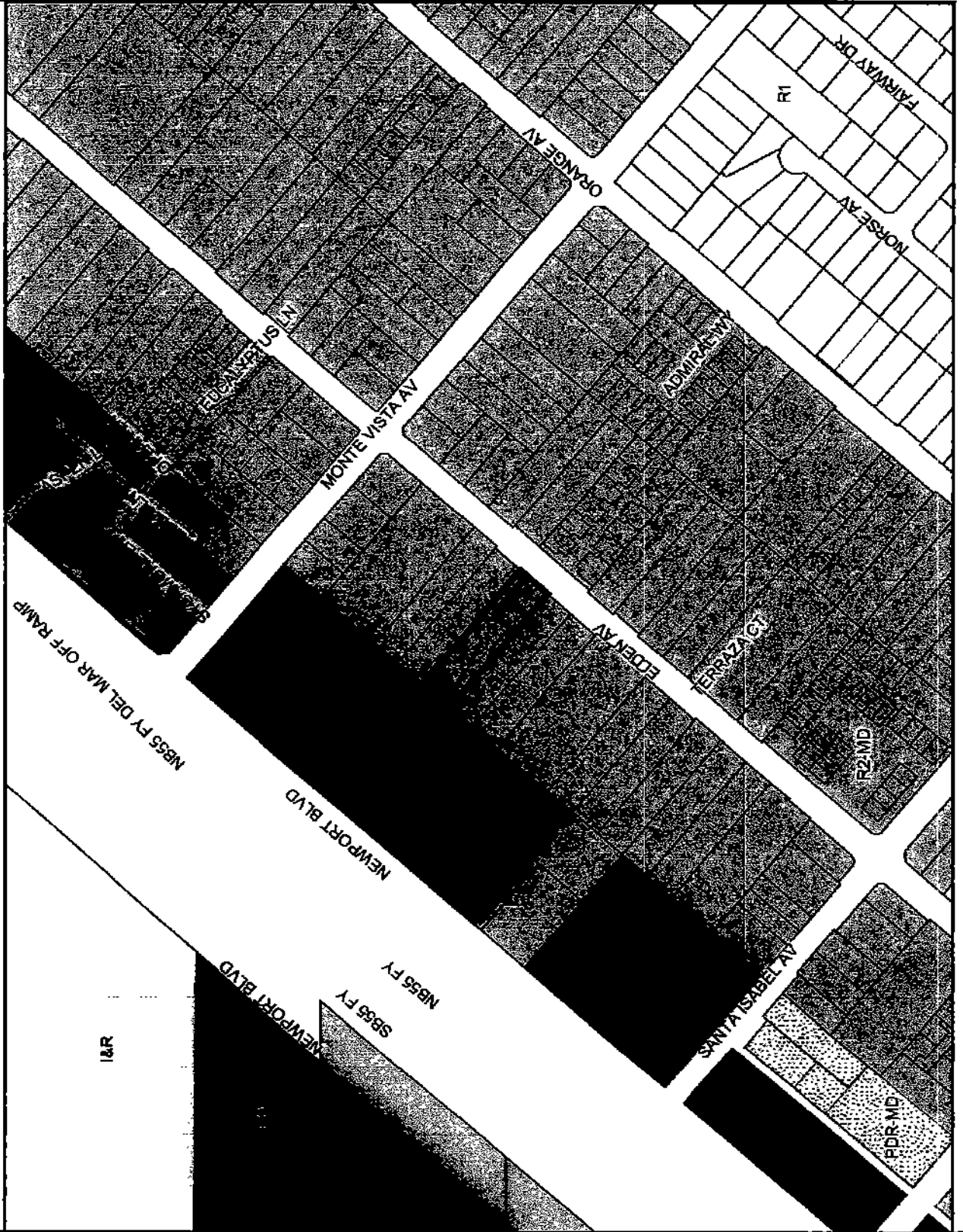
Selected Features

Street Names

Parcel Lines

City Boundary

Zoning

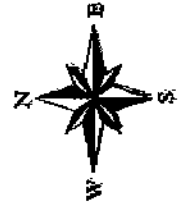


AERIAL PHOTO

2463 Elden Avenue

Legend

- Street Names
- Parcel Lines
- City Boundary
- Ortho
Photography
- Parcels



Powered by GeoSmart.net

0.5 ACRES GROSS
0.49 ACRES NET

BEING A SUBDIVISION OF: LOT 62, TRACT NO. 300 EXCEPT THE SOUTHWESTERLY 60 FEET OF SAID LOT 62.

ADDRESS OF PROJECT:
2463 ELDEN AVENUE, COSTA MESA, CA
PROPOSED MULTI FAMILY PROJECT

PREPARED BY:
RON MIEDEMA L.S. 4653
23016 LAKE FOREST DRIVE #409
LAGUNA HILLS, CA 92653
(949) 858-2924 OFFICE
(949) 858-3438 FAX
RDMSURVEYING@COX.NET

OWNER AND SUBDIVIDER:
HOME PLATE DEVELOPMENT
711 W. 17TH STREET #B12
COSTA MESA, CA 92627

EXISTING SELF
STORAGE UNITS
(LOT 61, TRACT NO. 300)

PROPOSED LAND USE:

4 LIVING UNIT PARCELS FOR SINGLE FAMILY RESIDENTS AND PARCEL "A" TO BE USED AS A INGRESS EGRESS PARCEL FOR PARCELS 1-4 AND A EASEMENT TO BE GIVEN TO THE CITY OF COSTA MESA OVER PARCEL A FOR INGRESS EGRESS.

THERE ARE NO EXISTING WATERCOURSES
AND NO LAND SUBJECT TO OVERFLOW,
INUNDATION OR FLOOD HAZARD.

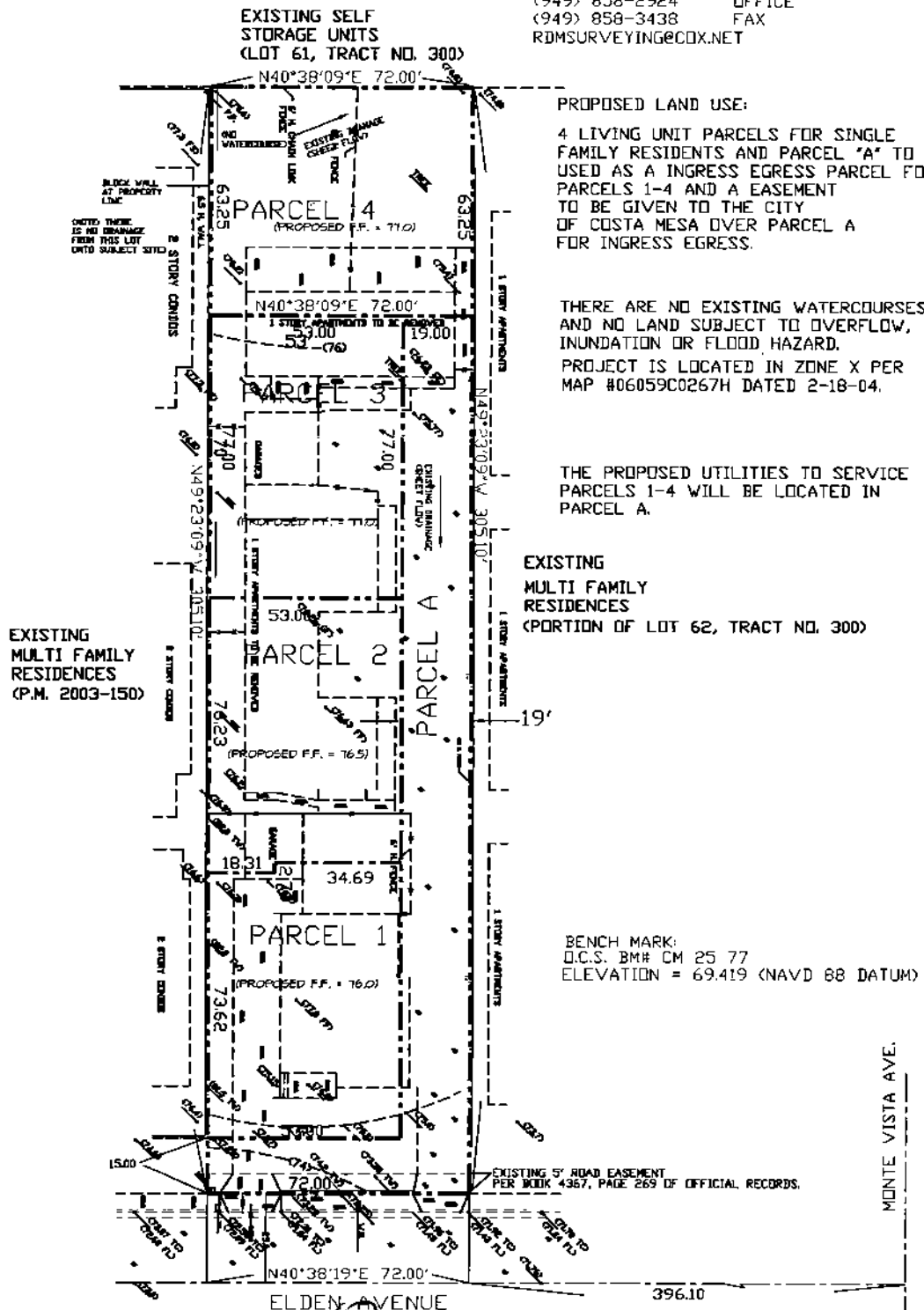
PROJECT IS LOCATED IN ZONE X PER
MAP #06059C0267H DATED 2-18-04.

THE PROPOSED UTILITIES TO SERVICE PARCELS 1-4 WILL BE LOCATED IN PARCEL A.

EXISTING
MULTI FAMILY
RESIDENCES
(PORTION OF LOT 62, TRACT NO. 300)

BENCH MARK:
D.C.S. BM# CM 25 77
ELEVATION = 69.419 (NAVD 88 DATUM)

EXISTING
MULTI FAMILY
RESIDENCES
(P.M. 2003-150)



6/12/2006 8:56:34 AM, Mark



EXTERIOR ELEVATIONS

PLAN 18

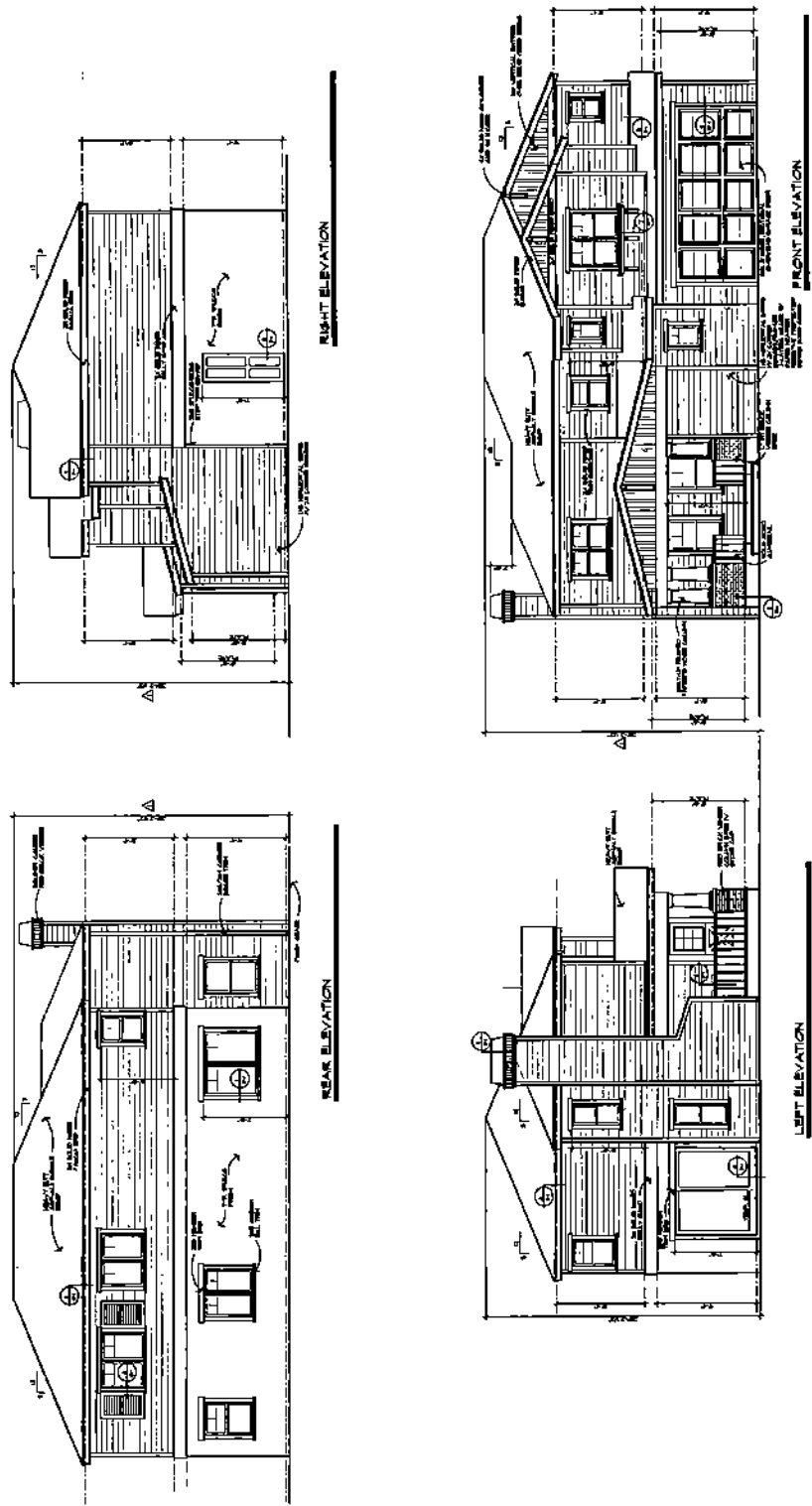
DATE	11/1/18
BY	ARCHITECT/ENGINEER
SCALE	1/4" = 1'-0"
SHEET	7
PROJECT	18-0178-01

DATE	11/1/18
BY	ARCHITECT/ENGINEER
SCALE	1/4" = 1'-0"
SHEET	7
PROJECT	18-0178-01

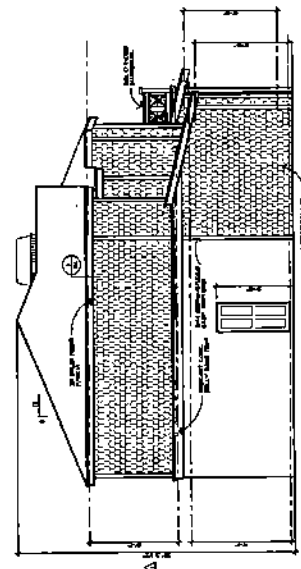
ETA

ARCHITECT/ENGINEER
11/1/18

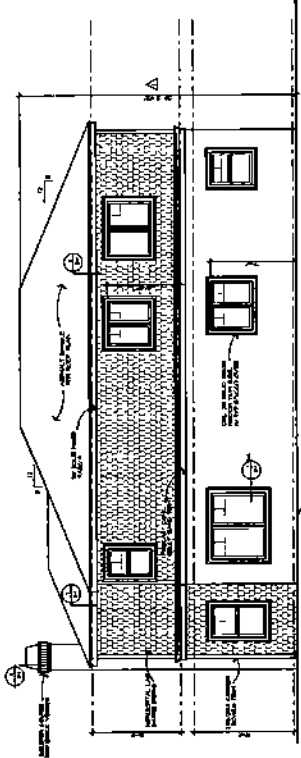
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BY	ARCHITECT/ENGINEER
SCALE	1/4" = 1'-0"
SHEET	7
PROJECT	18-0178-01



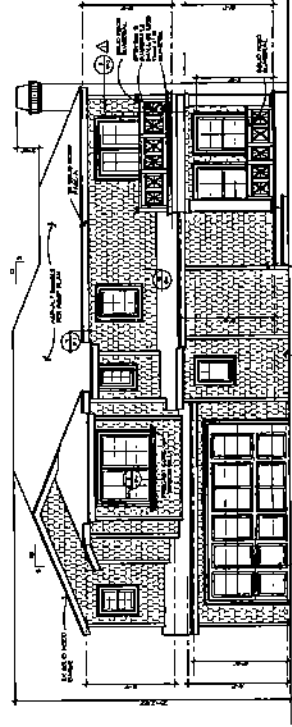
PLAN 1b SECOND FLOOR



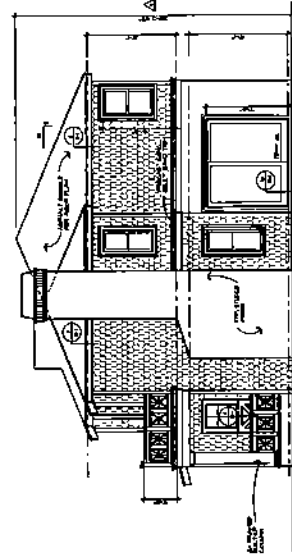
LEFT ELEVATION



REAR ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

BUILDING 10 ELEVATIONS

PLAN 10



ET
ARCHITECTS
1000 N. 10TH ST.
SUITE 100
DENVER, CO 80202
TEL: 303.733.1000
WWW.ETARCHITECTS.COM

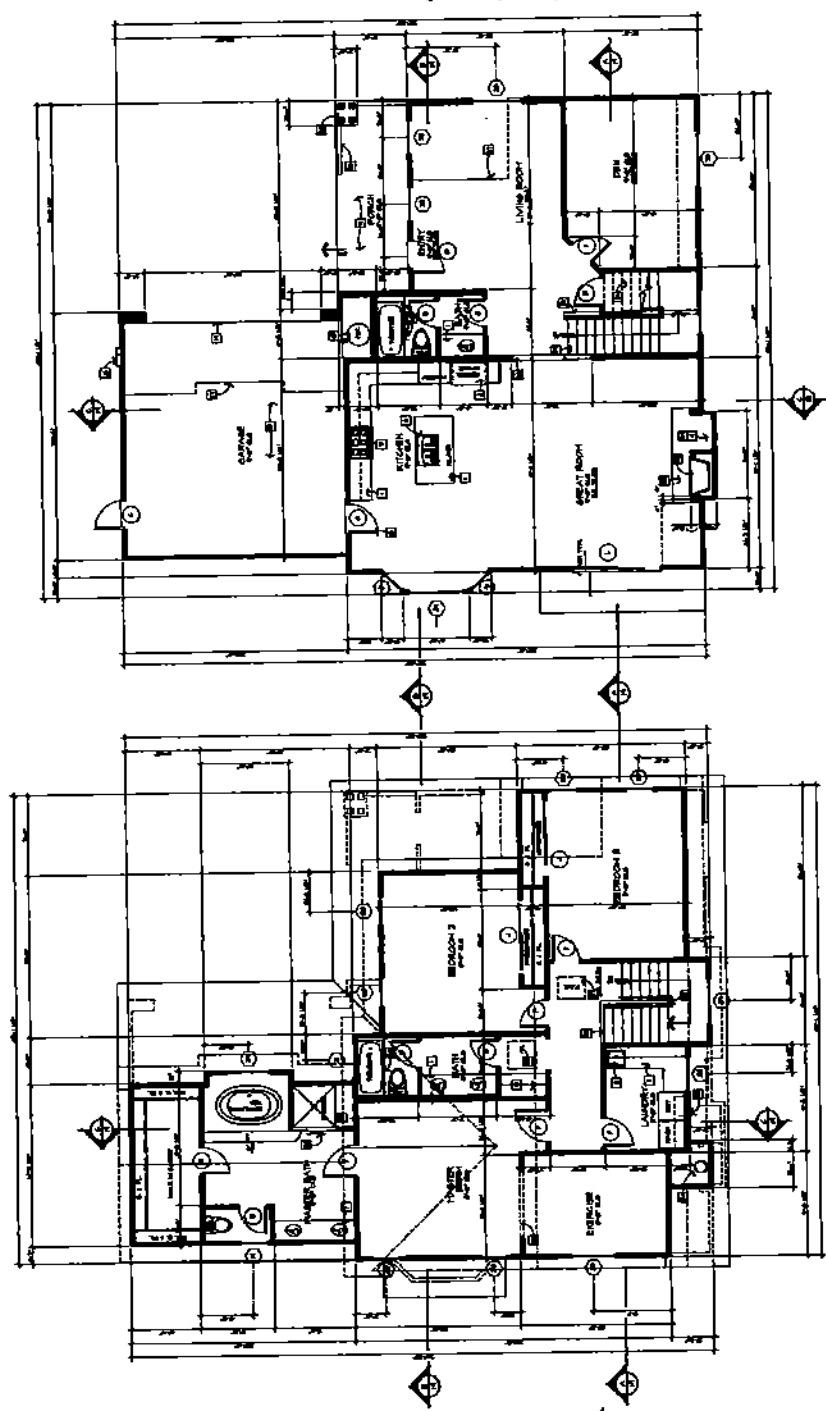
WORKSHEET DEVELOPMENT
1000 N. 10TH ST.
SUITE 100
DENVER, CO 80202
TEL: 303.733.1000
WWW.ETARCHITECTS.COM

- FLOOR PLAN NOTES**
- 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 - 2. ALL WALLS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
 - 3. ALL DOORS ARE 3'0" WIDE UNLESS NOTED OTHERWISE.
 - 4. ALL WINDOWS ARE 6'0" WIDE UNLESS NOTED OTHERWISE.
 - 5. ALL FLOORS ARE 4" THICK CONCRETE UNLESS NOTED OTHERWISE.
 - 6. ALL CEILINGS ARE 8'0" HIGH UNLESS NOTED OTHERWISE.
 - 7. ALL ROOFS ARE 12/12 PITCH UNLESS NOTED OTHERWISE.
 - 8. ALL STAIRS ARE 10'0" WIDE UNLESS NOTED OTHERWISE.
 - 9. ALL ELEVATIONS ARE IN FEET AND INCHES.
 - 10. ALL FINISHES ARE AS NOTED.
 - 11. ALL MATERIALS ARE AS NOTED.
 - 12. ALL EQUIPMENT IS TO BE INSTALLED AS NOTED.
 - 13. ALL MECHANICAL SYSTEMS ARE TO BE INSTALLED AS NOTED.
 - 14. ALL ELECTRICAL SYSTEMS ARE TO BE INSTALLED AS NOTED.
 - 15. ALL PLUMBING SYSTEMS ARE TO BE INSTALLED AS NOTED.
 - 16. ALL FIRE PROTECTION SYSTEMS ARE TO BE INSTALLED AS NOTED.
 - 17. ALL SECURITY SYSTEMS ARE TO BE INSTALLED AS NOTED.
 - 18. ALL ACCESSIBILITY REQUIREMENTS ARE TO BE MET.
 - 19. ALL ENERGY EFFICIENCY REQUIREMENTS ARE TO BE MET.
 - 20. ALL SUSTAINABILITY REQUIREMENTS ARE TO BE MET.

FLOOR PLANS

PLAN 2
1000 N. 10TH ST.
SUITE 100
DENVER, CO 80202
TEL: 303.733.1000
WWW.ETARCHITECTS.COM

PLAN 2
1000 N. 10TH ST.
SUITE 100
DENVER, CO 80202
TEL: 303.733.1000
WWW.ETARCHITECTS.COM



PLAN 2
1000 N. 10TH ST.
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